

19 Gordon Street,, Knutton, Newcastle, Staffs, ST5 6DL



Freehold Offers in excess of £110,000

Bob Gutteridge Estate Agents are pleased to offer to the market this traditional Victorian terraced home, situated within the convenient residential location of Knutton, providing ease of access to local shops, schools, and amenities, whilst also offering excellent road links to the A34. As expected, the property benefits from the modern-day comforts of Upvc double glazing together with gas combination central heating. In brief, the accommodation comprises a lounge and fitted kitchen/dining room. To the first floor are two generous double bedrooms together with a family bathroom. Externally, the property enjoys a desirable enclosed rear yard/garden. The agents are also pleased to confirm that this property is offered to the market with the added benefit of No Vendor Upward Chain !

Viewing is highly recommended to fully appreciate the accommodation, convenient location, and excellent value this home has to offer.

LOUNGE 3.76m x 3.45m (12'4" x 11'4")

With Upvc front access door, Upvc double-glazed window to the front, built-in gas and electricity meter cupboards, three-lamp light fitting, feature fireplace incorporating a modern pebble-effect electric fire, two wall light fittings, beech wood-effect laminate flooring, mains water stop cock, panelled radiator, power points, and door leading to:



FITTED KITCHEN / DINER 3.66m x 2.84m (12'0" x 9'4")

With Upvc double-glazed frosted rear access door, Upvc double-glazed window to the rear, a range of base and wall-mounted soft sage storage cupboards providing ample domestic cupboard and drawer space, round-edged work surfaces incorporating a built-in stainless steel sink unit, built-in four-ring ceramic electric hob with oven beneath, ceramic splashback tiling, vinyl cushion flooring, panelled radiator, plumbing for an automatic washing machine, power points, and door leading to:



UNDERSTAIRS STORE

With pendant light fitting, ample domestic shelving and storage space, vinyl cushion flooring, power point, and space for a fridge/freezer.

FIRST FLOOR LANDING

With pendant light fitting, power point, and doors leading off to:



BEDROOM ONE (FRONT) 3.35m x 2.79m (11'0" x 9'2")

With Upvc double-glazed window to the front, pendant light fitting, panelled radiator, beech wood-effect laminate flooring, and power points.



BEDROOM TWO (REAR) 3.61m x 2.84m (11'10" x 9'4")

With Upvc double-glazed window to the rear, pendant light fitting, decorative dado rail, panelled radiator, power points, and door to built-in boiler cupboard housing a gas combination boiler providing the domestic hot water and central heating systems.



FIRST FLOOR BATHROOM 3.38m reducing to 2.41m x 1.85m (11'1" reducing to 7'11" x 6'1")

With Upvc double-glazed frosted window to the rear, four-lamp light fitting, ceramic half-wall tiling with decorative border tile, and a white suite comprising a low-level dual-flush WC, pedestal wash hand basin with taps above, panelled bath with mixer tap and shower attachment, and double-panelled radiator.



EXTERNALLY

ENCLOSED REAR GARDEN

With boundaries formed by garden brick walls together with concrete posts and timber fencing, brick-paved patio and seating area, and access to a shared entry providing access to the front of the property.



COUNCIL TAX

Band 'A' amount payable to Newcastle-under-Lyme Borough Council/City of Stoke-on-Trent Council.

Looking To Sell Your Home?

Bob Gutteridge Estate Agents are one of Staffordshire's leading estate agents and offer a comprehensive sales package to ensure a swift and efficient sale, so don't delay call us on 01782 717341 to request your FREE pre market valuation. BUYERS REGISTERED AND WAITING FOR YOUR PROPERTY !

MORTGAGE

We have access to a financial adviser that specialises in residential mortgages and has access to a host of mortgage lenders. Written quotations on request. Contracts of insurance may be required. Your home is at risk if you do not keep up repayments or other loans secured on it. Call 01782 717341 to arrange your FREE initial consultation today.

There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances.

NOTE

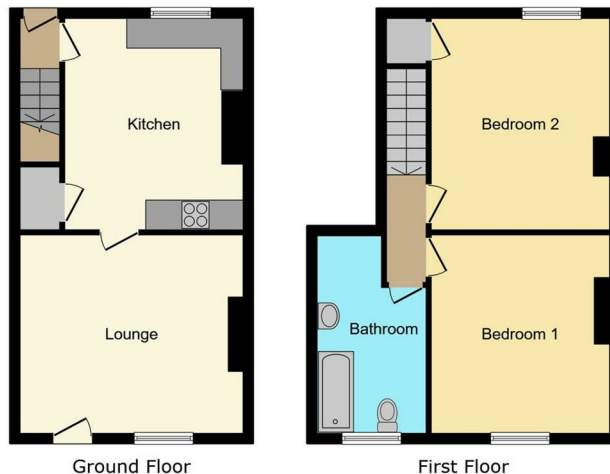
None of the services, built in appliances or where applicable central heating, have been tested by the Agents and we are unable to comment on serviceability.

SERVICES

Main services of gas, electricity, water and drainage are connected.

VIEWING

Strictly by appointment with the Agents at 2 Watlands View, Porthill, Newcastle, Staffs, ST5 8AA. Telephone number: 01782 717341.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate, no details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further inquiries to ensure that our descriptions are likely to match any expectations you may have.

HOURS OF OPENING

Monday - Friday	9.00am - 5.30pm
Saturday	9.00am - 4.30pm
Sunday	2.00pm - 4.30pm

